

PLANNING AND ZONING COMMISSION
STAFF REPORT



February 6, 2014

Conditional Use Permit case no. CU14-01: Cody Hall

CASE DESCRIPTION: a request for approval of a Conditional Use Permit, to allow mini-warehouse/self-storage facilities and trailer/truck rentals on property in a Retail (C-2) zoning district

LOCATION: 2704 Boonville Road between Wildflower Drive and F.M. 1179

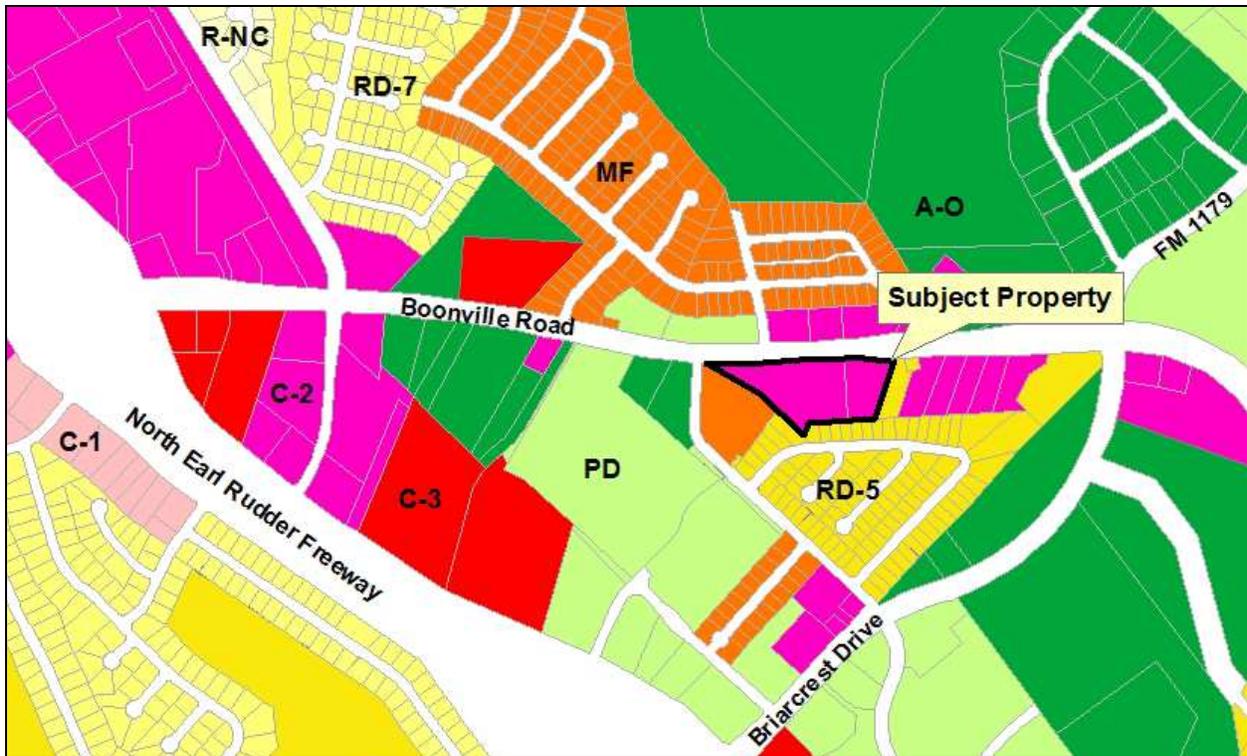
LEGAL DESCRIPTION: 6.17 acres, Lots 1 and 2 of the C-Hall Commercial Addition

EXISTING LAND USE: mini-warehouse/self-storage facility and vacant acreage

APPLICANT: Cody Hall

STAFF CONTACT: Randy Haynes, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this Conditional Use Permit.



AERIAL PHOTO (2013):



BACKGROUND:

In 2008, the Planning and Zoning Commission granted the applicant a conditional use permit to build and operate a mini-warehouse/self-storage facility on the western portion of the subject property (Lot 1 of C-Hall Commercial Addition). The applicant is now requesting approval of a conditional use permit to allow expansion of that facility onto the currently vacant Lot 2 of the C-Hall Commercial Addition located immediately east of the existing business. In addition, the applicant is requesting approval of a conditional use permit to allow operation of the Budget moving truck and trailer rental franchise that has been in operation as an accessory use to the mini-warehouse/self-storage facility since its completion.

The Retail District (C-2) is established to provide locations for various types of general retail trade, business and service uses. The district allows shopping areas or uses which are generally compatible near or adjacent to, but not usually directly in, residential neighborhoods. These shopping areas should utilize established landscape and buffering requirements and generally be limited to two stories in height. The Retail District should be located along or at the intersection of major collector or arterial streets to accommodate higher traffic volumes.

The three uses for which the applicant is requesting a conditional use permit, mini-warehouse/self-storage, trailer rental and truck rental are all potentially allowed within a C-2 District, but only with the prior approval of a conditional use permit by the Planning and Zoning Commission. The purpose of the conditional use permit process is to identify those uses which might be appropriate within a zoning

district but, due to either their location, function, or operation, could have a potentially harmful impact on adjacent properties or the surrounding area; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate such adverse impacts.

The existing facility and concept site design for the proposed expansion conforms to construction standards set out in the Land and Site Development Ordinance (Bryan Code of Ordinances Chapter 62). There is an existing small office and adequate on-site parking. The required landscaping will be placed along the 1000-foot Boonville Road lot frontage. Additionally, landscaping is proposed along the rear of the project in order to decrease the required buffer zone from 50 to 30 feet in depth. It has been the developer's intent to accomplish as much of the buffer landscaping as is possible by preserving existing natural plant material. Finally, the subject property lies within the FM 158 Corridor Overlay District. This overlay district specifies additional restrictions on development. The concept plan submitted by the applicant and which is attached to this staff report has been designed observing the overlay district rules.

RELATION TO BRYAN'S COMPREHENSIVE PLAN:

The City of Bryan adopted the Comprehensive Plan Update in 2007. The plan is the framework for the establishment of zoning and other regulatory tools. The current plan includes policies and recommendations related to the various physical aspects of the community. These aspects are supported by a set of goals and objectives. The Planning and Zoning Commission shall consider the following when making a decision regarding this conditional use permit request:

5.5 Land Use Policies

- The City of Bryan will encourage and promote compatible infill and redevelopment in areas where these activities will benefit the city as a whole and the area specifically.
- The City will encourage flexibility when drafting regulations geared toward infill and redevelopment.

ANALYSIS:

Approval of a Conditional Use Permit by the Planning and Zoning Commission shall be based upon the following criteria.

1. Whether the proposed conditional use conforms to applicable regulations and standards established by the Zoning Ordinance.

The proposed mini-warehouse/self-storage and truck/trailer rental business conforms to all applicable regulations and standards established by the Zoning Ordinance. No variations from applicable development standards are being requested.

2. Whether the proposed conditional use is compatible with existing or permitted uses on abutting sites, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features.

Staff believes the proposed mini-warehouse/self-storage and truck/trailer rental business uses are compatible and complementary to the existing residential uses abutting the subject property. The use is less intense than most retail uses allowed by right at this location and will provide a desirable transition from Boonville Road for existing residential uses along Red Robin Loop and Wildflower Drive.

3. Whether and the extent to which the proposed conditional use potentially creates greater unfavorable effect or impacts on other existing or permitted uses on abutting sites than those which reasonably may result from the use of the site by a permitted use.

Staff maintains that an expanded mini-warehouse/self-storage and truck/trailer rental business at this location would not create greater unfavorable effect or impacts on abutting properties than a retail development allowed by right on this property without Conditional Use Permit approval.

4. Whether and the extent to which the proposed conditional use affects the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

Staff believes the proposed mini-warehouse/self-storage and truck/trailer rental uses will generate significantly less vehicle traffic than many of the uses permitted by right in the C-2 zoning district. The number of trips per day to and from this proposed development can be expected to be less than those associated with retail uses. Design for access to the site from Boonville Road has been approved by TxDOT and the Site Development Review Committee.

5. Whether and the extent to which the proposed conditional use would reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.

Any new development on this property, including the expansion of the existing facility, will be required to meet City regulations concerning erosion, flood, fire and other hazards and impacts. The expansion will be screened conforming to city standards and a 30-foot wide landscaped buffer area adjacent to residential properties will be provided.

6. Whether and the extent to which the proposed conditional use adversely affects traffic control or adjacent properties by inappropriate location, lighting, or types of signs.

The proposed expansion does not include signage in addition to that already existing on earlier phases.

7. Whether and the extent to which the proposed conditional use provides adequate and convenient off-street parking and loading facilities.

Adequate and convenient off-street parking is provided on the premises.

8. Whether the proposed conditional use conforms to the objectives and the purpose of the zoning district in which the development is proposed.

Staff contends that the proposed expansion of the mini-warehouse/self-storage and truck/trailer rental uses meets the objective and purpose of the retail zoning district within which it is proposed to be located. With the proposed landscape buffer, the project will serve as transition from Boonville Road to the residential uses on adjacent properties.

9. Whether the proposed conditional use will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Staff believes that the proposed expansion of the mini-warehouse/self-storage and truck/trailer rental uses will have few (if any) ill effects on properties or improvements in the vicinity.

10. Whether the premises or structures are suitable for the proposed conditional use.

Staff believes that the premises are generally suitable for mini-warehouse/self-storage and truck/trailer rental uses, so long all applicable development standards are met. A similar use has occupied portions of the subject property for almost 5 years.

RECOMMENDATION:

Staff **recommends approving** the requested Conditional Use Permit to allow mini-warehouse/self-storage and truck/trailer rental uses on the subject property, **subject to the following condition:**

- **That a site plan fulfilling all the technical requirements for development of a mini-warehouse/self-storage facility and truck/trailer rental business on the subject property shall be approved by the City of Bryan's Site Development Review Committee (SDRC), before any new building permits are issued.**